

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning and Zoning
Date March 28, 2017

Action Desired Applicant requests a variance of:

A - 1,520 sq.ft. to allow for a 2,240 sq.ft. detached accessory structure.

B - 2' to allow for an 8' side yard setback for a detached accessory structure.

Both requests relate to 8115 Stahley Road located in the Traditional Neighborhood District.

Reason Town Code Reference:

A & B- §229-66

PLEASE PRINT

Name	Timothy Faulhaber		
Address	8115 Stahley Road		
	East Amherst	NY	14051
Town/City	State	Zip	
Phone	716-713-2058		
Signed	SIGNATURE ON FILE		

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ by on 20

Rejected ☐ by on 20

Approved ☐ by on 20

Rejected ☐ by on 20

Published (Attach Clipping) on 20

Hearing Held by on 20

Final Action Taken

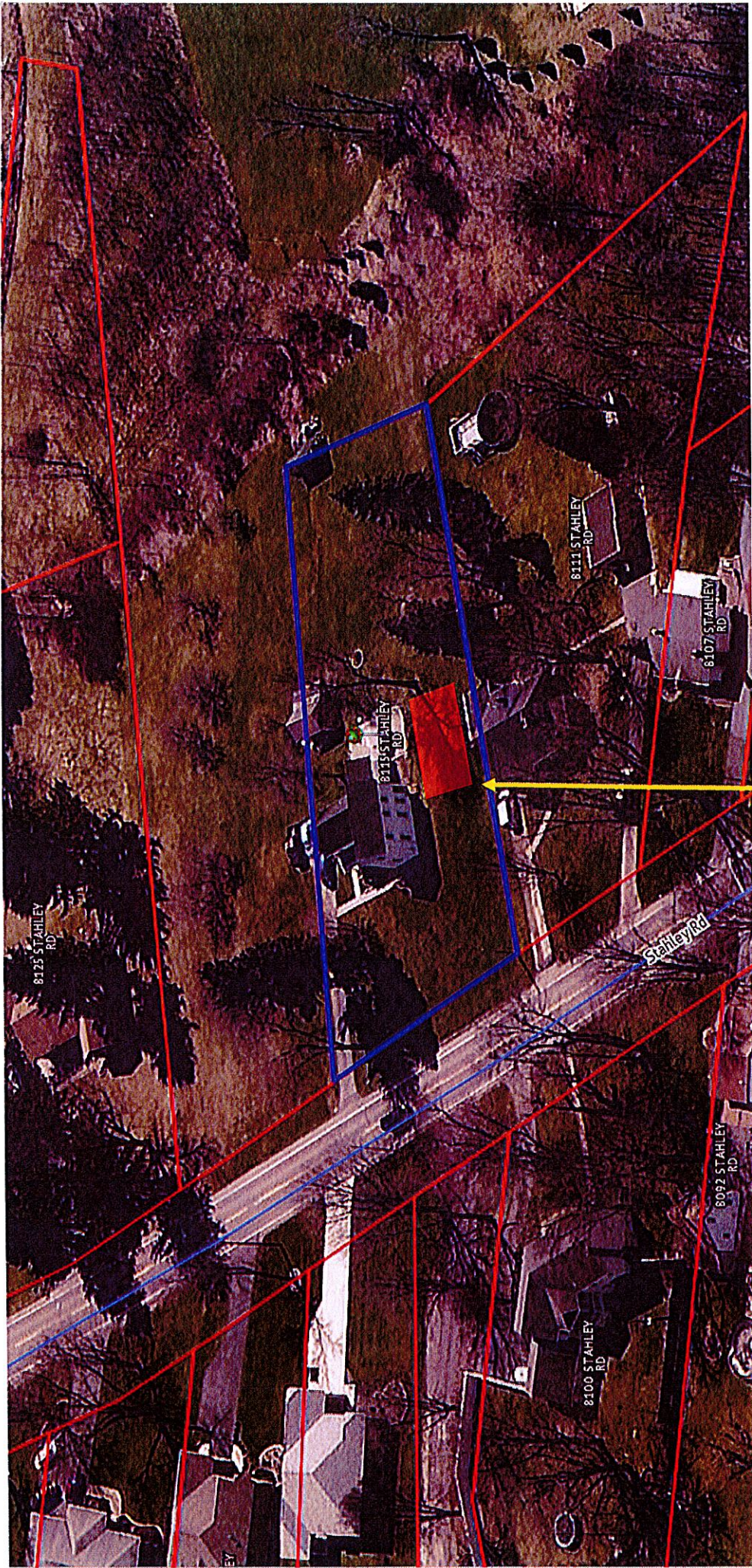
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Published (Attach Clipping) on 20

Filed with Town Clerk on 20

Filed with County Clerk on 20



Proposed detached accessory structure
28'x40' = 1,120 sqft x 2 floors = 2,240 total square feet
with proposed side yard setback of 8'

* note the parcel lines displayed are approximate

8115 Stahley Road



Action Desired:

I'm looking to obtain a variance for an additional 400 sq ft on an accessory structure, as well as a 2' variance to allow for a structure 8' off the side yard not wholly behind the main building.

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Reason:

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Currently my house has no garage and only a small shed for any type of storage. We have 3 vehicles that are outside year round. With my lot layout a typical 720sq ft garage wouldn't allow for all the vehicles to be inside and would leave me with no space to work on any projects. As shown in the pictures only the garage (red portion) will be built in phase I. Phase 2 will be rebuilding the dining room and attaching the garage to the house with a mudroom. The additional 2' toward the side yard will allow for a more useful mudroom entrance as well as laundry and a 1/2 bath on the 1st floor. Matching the house height will allow the seamless connection of the garage and house with an additional bedroom and full bathroom. This would give a total of 2.5 baths and 4 bedrooms which is in line with newer homes in the immediate area.

The height of the garage (under the 40' max structure height) will be the same as the house so to match the scale and not look out of place. This is an old farmhouse which historically had multiple outbuildings and we want to continue that feel by having the garage look like barn. Down the street there are two older farmhouses, one with a similarly sized red barn and the other has a larger garage with untreated rough sawn lumber as siding. We will use red board and batten siding so this will fit in aesthetically with the neighborhood's historical feel. The landscaping will be congruent with the new landscaping we have already completed in front of the house. The old driveway will be removed and grass will be grown in its' place.

$$1^{st} \text{ Floor} = 1,120 \text{ sqft}$$

$$2^{nd} \text{ Floor} = 1,120 \text{ sqft}$$

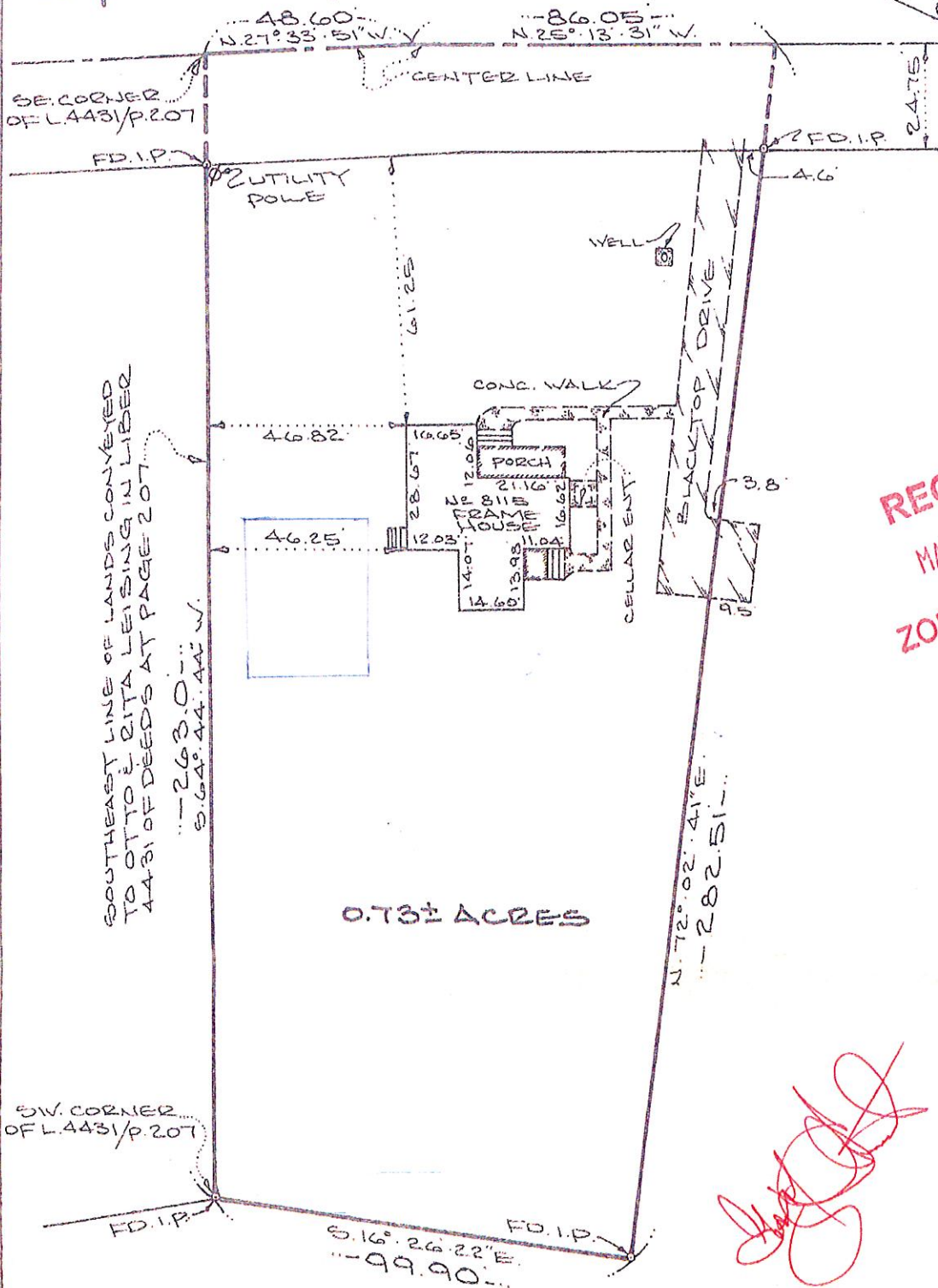
$$\text{Total} = 2,240 \text{ sqft}$$

$$- 720 \text{ sqft allowable}$$

$$= 1,520 \text{ sqft variance request}$$

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

STAHLEY (49.5 WIDE) ROAD

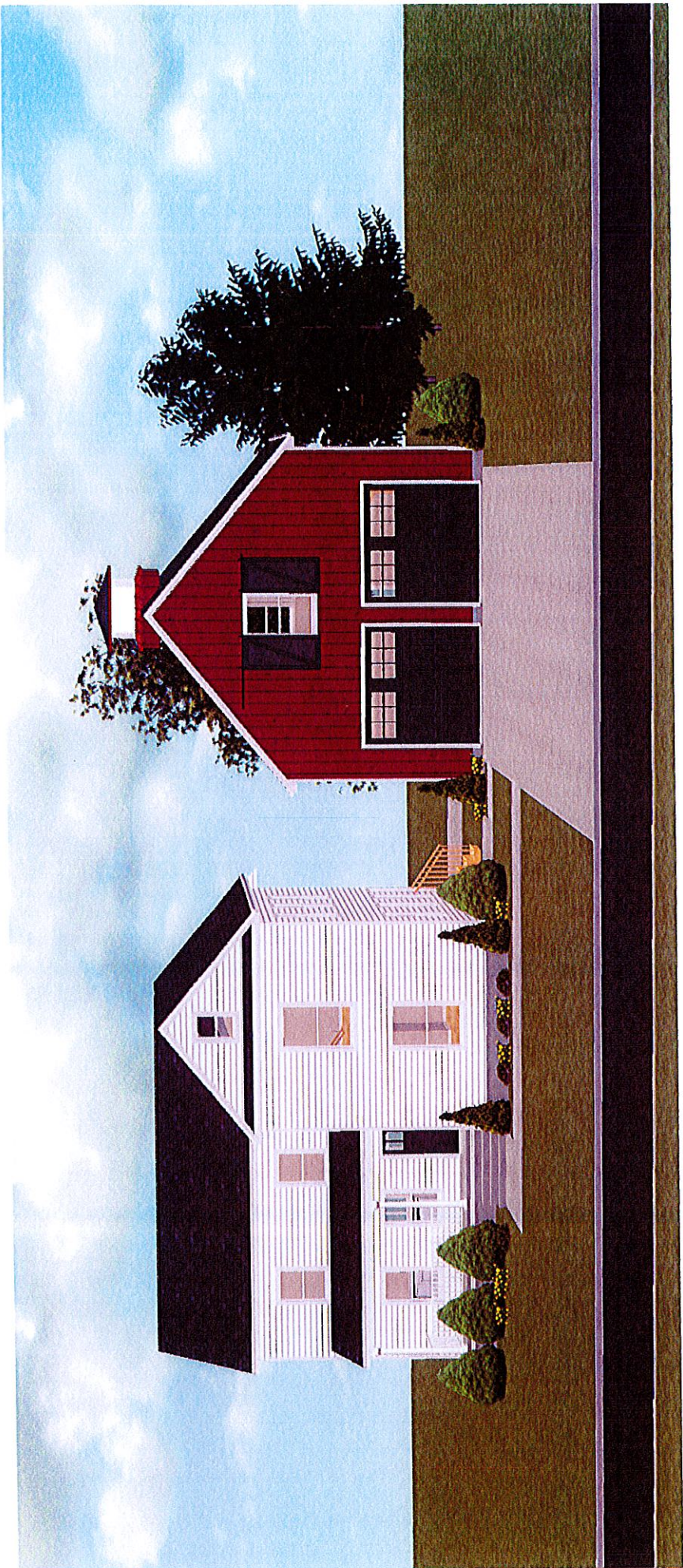


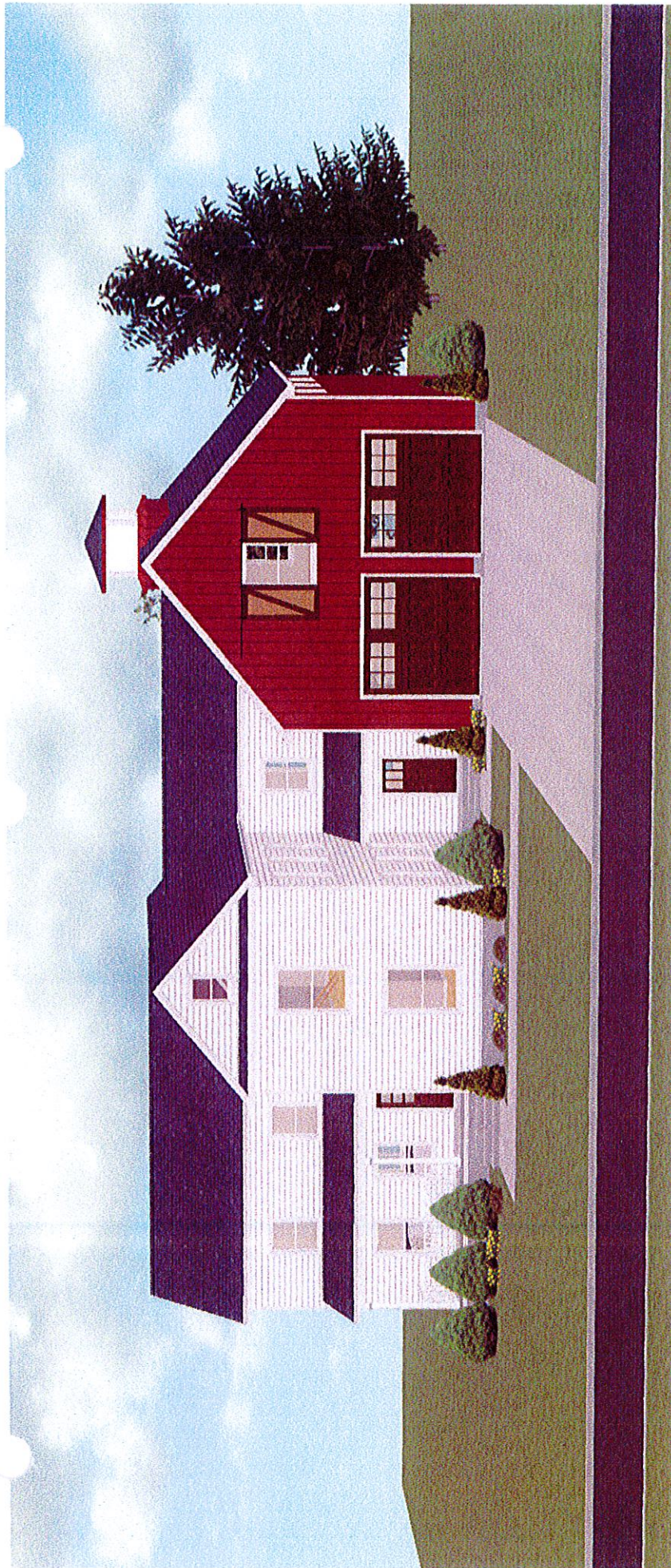
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PART OF LOT <u>4</u> SECT. <u>16</u>	RESURVEYED	Gary M. Schmidt PROFESSIONAL LAND SURVEYOR
TWP. <u>12</u> RANGE <u>6</u>		
TOWN OF <u>CLARENCE</u>		
<u>ERIE</u> CO., N.Y.		
NOTE: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.		DATE <u>8.31.12</u> JOB NO. <u>12-4898</u> <u>S.B.L.</u> <u>29.17-4-5.22</u> SCALE 1"= <u>30'</u>

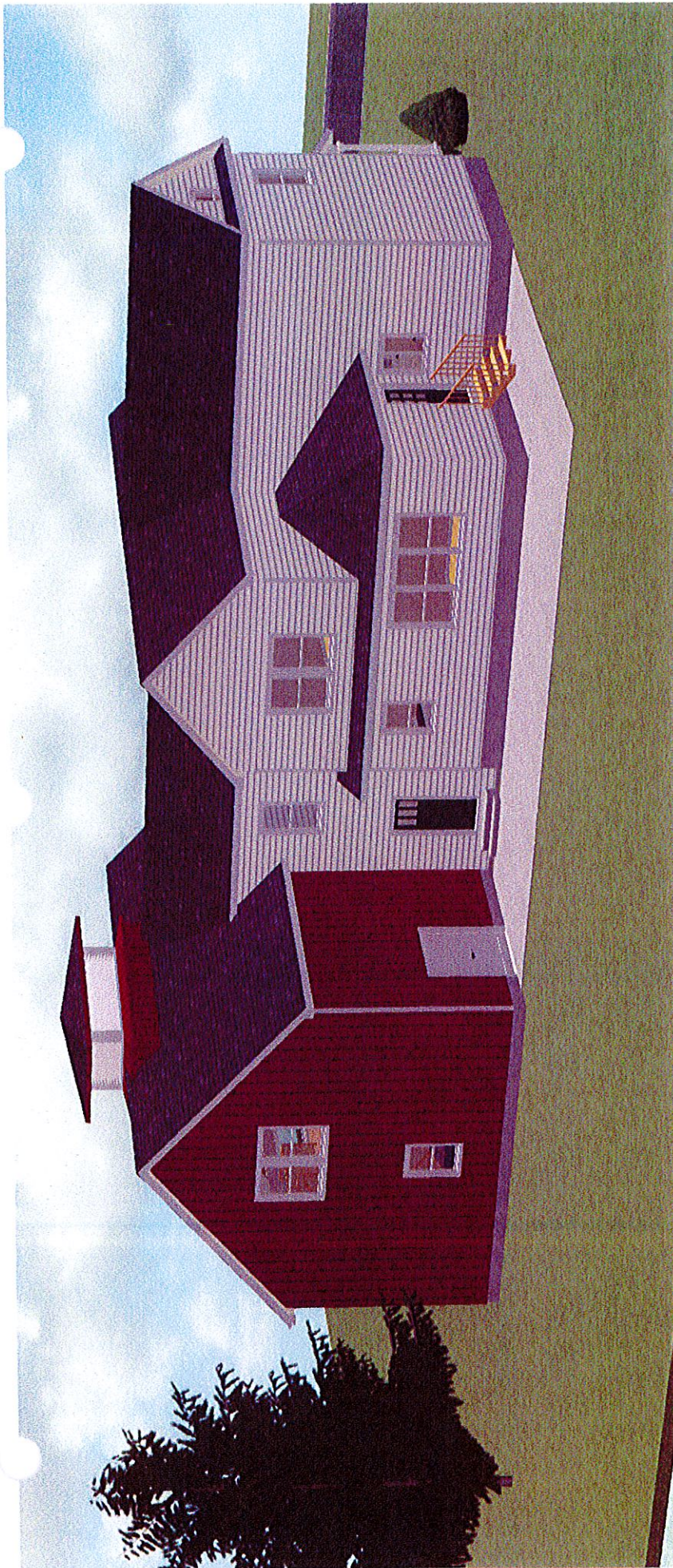
N 42516

BLUESPRINT CO., INC.

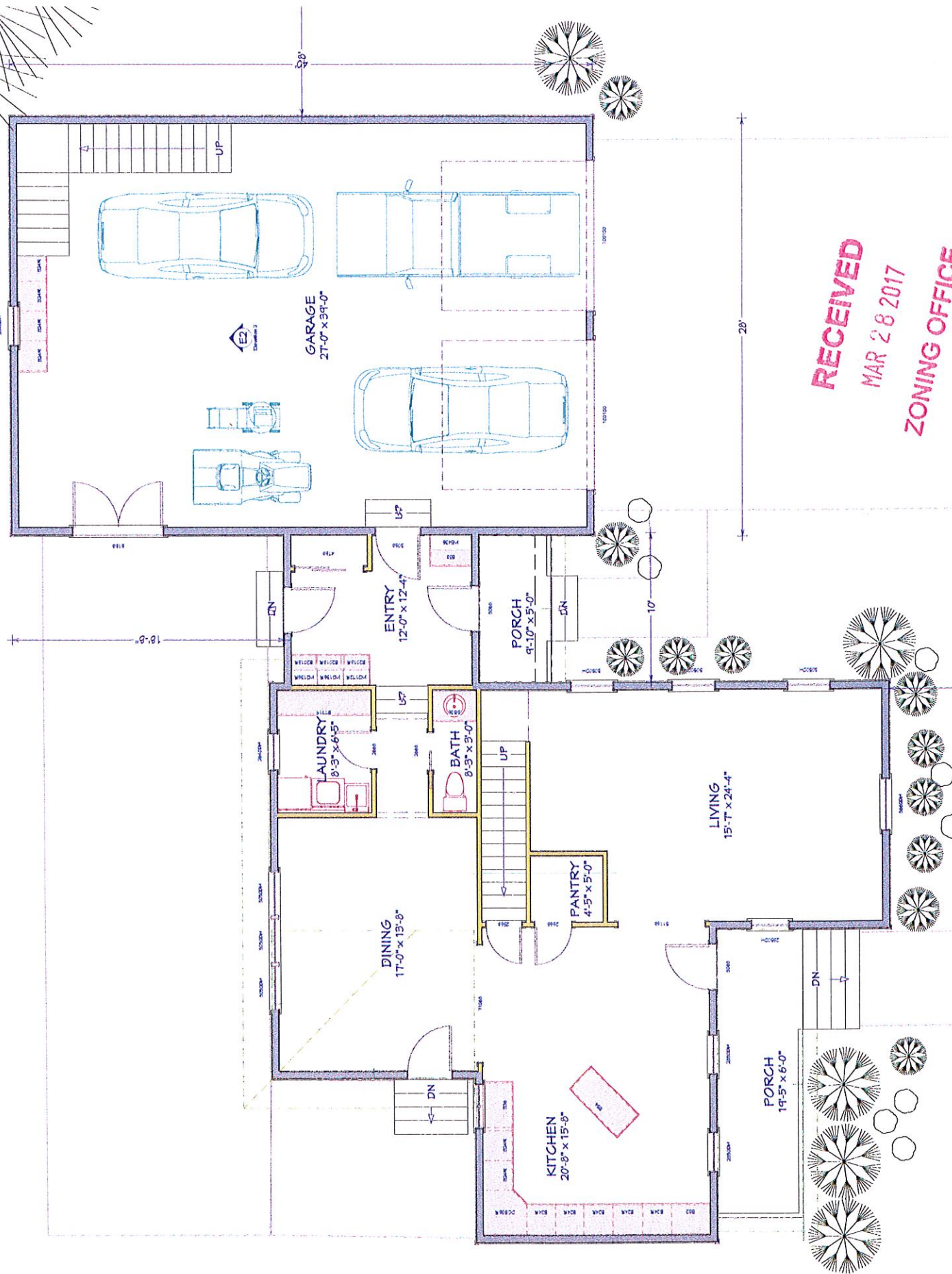




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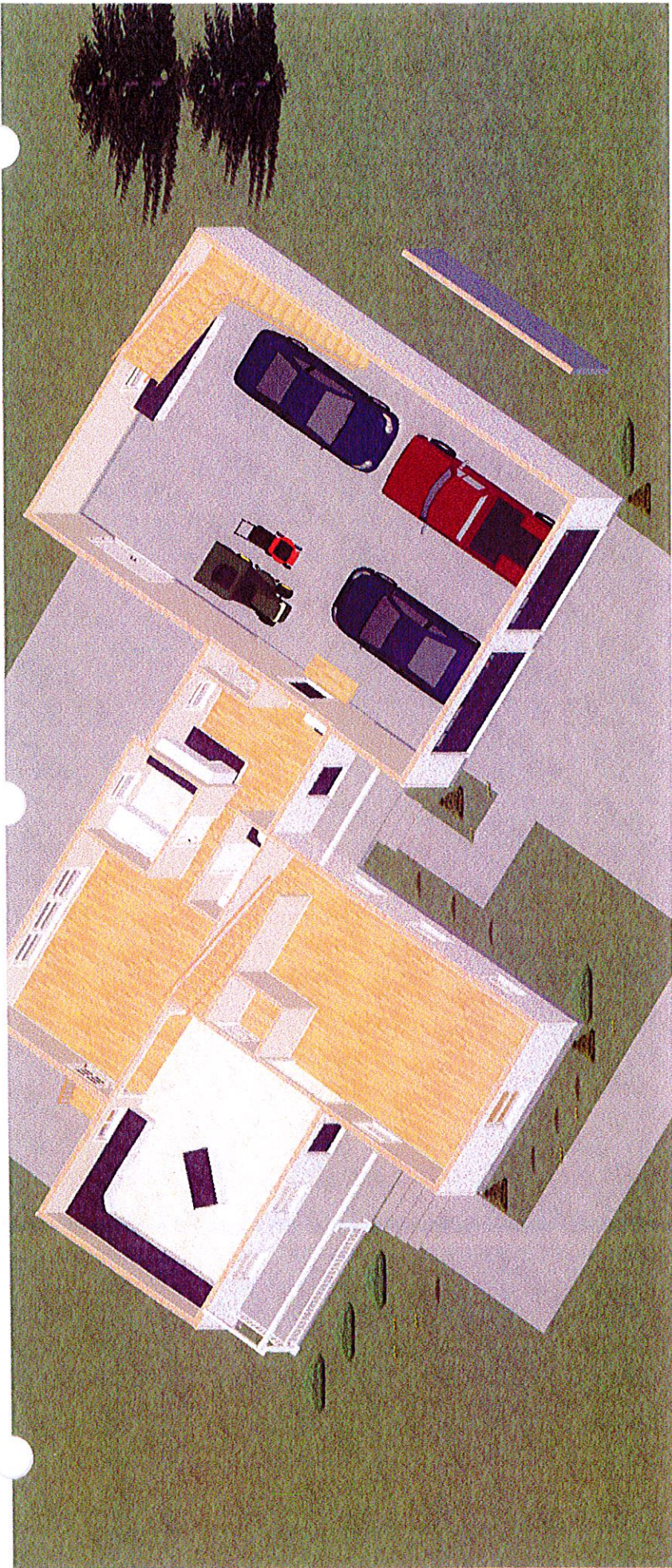


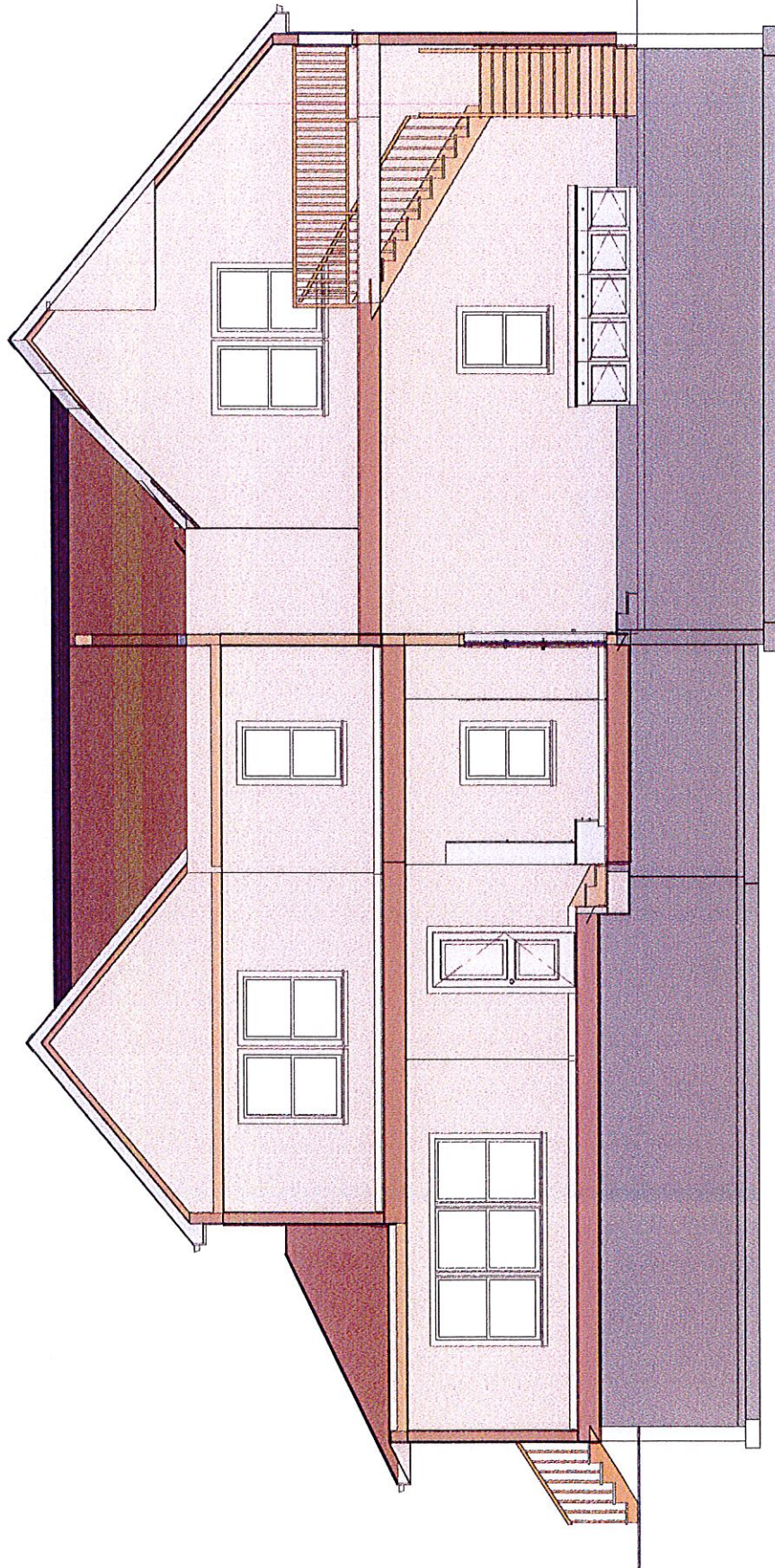
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Rec'd. by: Planning and Zoning

Date March 29, 2017

Action Desired Applicant requests a variance of 340 sq.ft. to allow
for a 540 sq.ft. detached accessory structure located at 4640
Greenbriar Road in the Residential Single-Family zoning district.

Reason Town Code Reference:
§229-55 (H)

PLEASE PRINT

Authorized Representative:

James E. Boy, Architect

124 Linden Ave, Kenmore

716-863-1380

SIGNATURE ON FILE

Name	Nicholas Violante		
Address	4640 Greenbriar Road		
	Williamsville	NY	14221
Town/City	State	Zip	
Phone			
Signed			

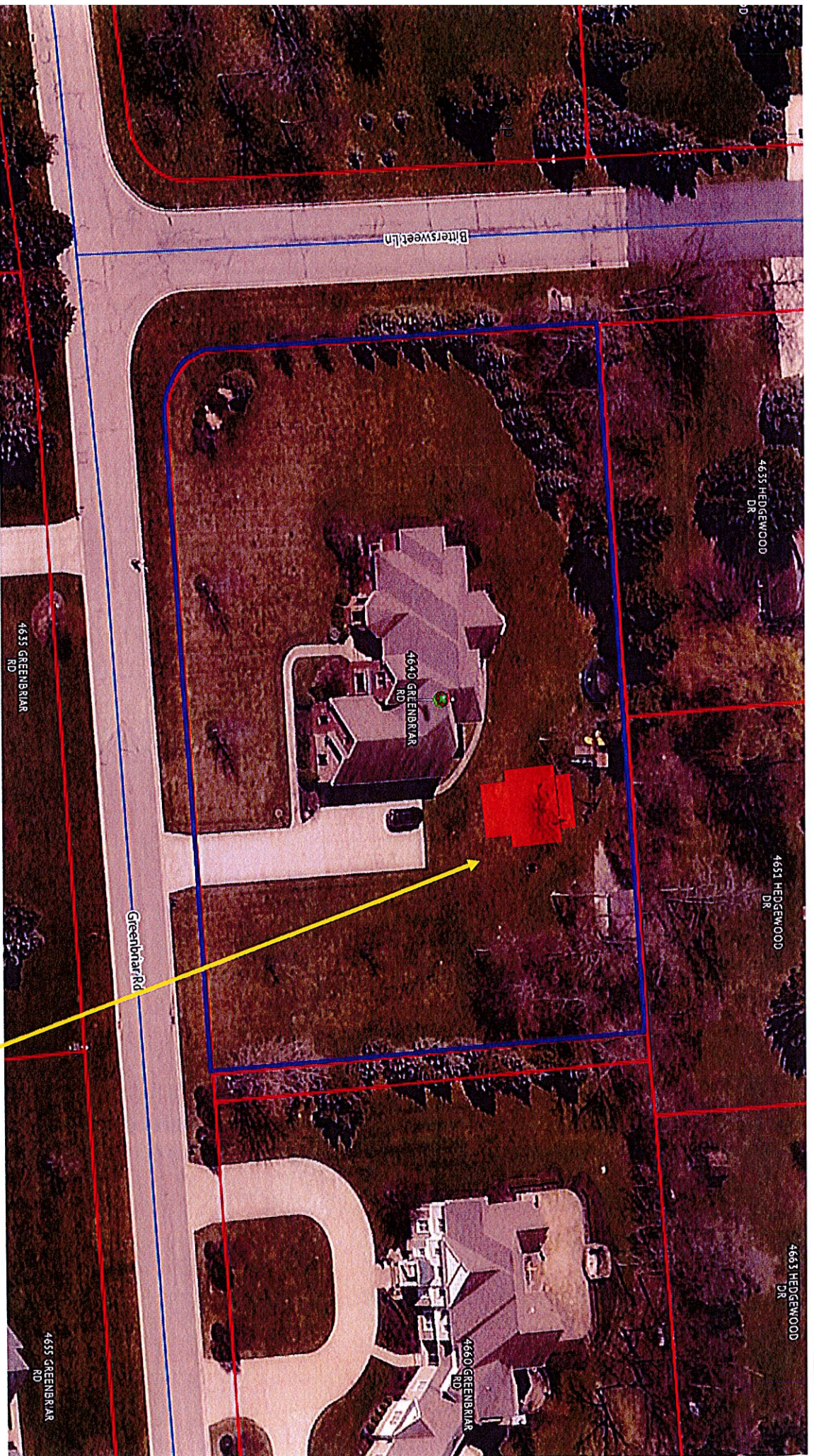
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* note the parcel lines displayed are approximate
4640 Greenbriar Road



Proposed 540 sqft detached accessory structure

James E. Boy, Architects

124 Linden Avenue, Kenmore, New York 14217 - 716-863-1380

March 29, 2017

Town of Clarence
Planning Department
1 Town Pl,
Clarence, New York 14031

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RE: Variance submission
Proposed Pool House, Owner; Mr. Nicholas Violante
4640 Greenbriar Rd., Williamsville, NY 14221

To Whom It May Concern,

Attached please find seven (7) sets of information as follows:

1. Variance application
2. Access Consent Form
3. Property survey
4. Site Plan of proposed Pool House
5. Floor plan of proposed Pool House
6. Elevations of proposed Pool House

Neighbor Notification Form will be submitted later.

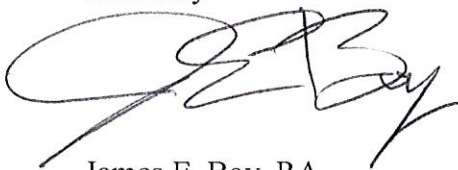
We are submitting this application to request relief from 229-34 Accessory Structures (Pool Houses) total square foot size. Our proposed Pool House is 540 sq. ft. 340 sq. ft. larger than allowed. We still however, are under the 10% lot coverage requirement of the zoning code as follows:

- | | |
|---|--------------------|
| 1. Footprint of existing home – | 4,200 sq. ft. |
| 2. Footprint of existing storage shed – | 177 sq. ft. |
| 3. Footprint of proposed Pool House – | <u>540 sq. ft.</u> |
| 4. Total Proposed sq. ft. | 4,917 sq. ft. |

Lot size is 1.3 Acres – 56,630 sq. ft. x 10% = 5,663 sq. ft. – 4,917 sq. ft. = 746 sq. ft.
under the 10% requirement for lot coverage.

If you have any questions or need additional information, please don't hesitate to call.

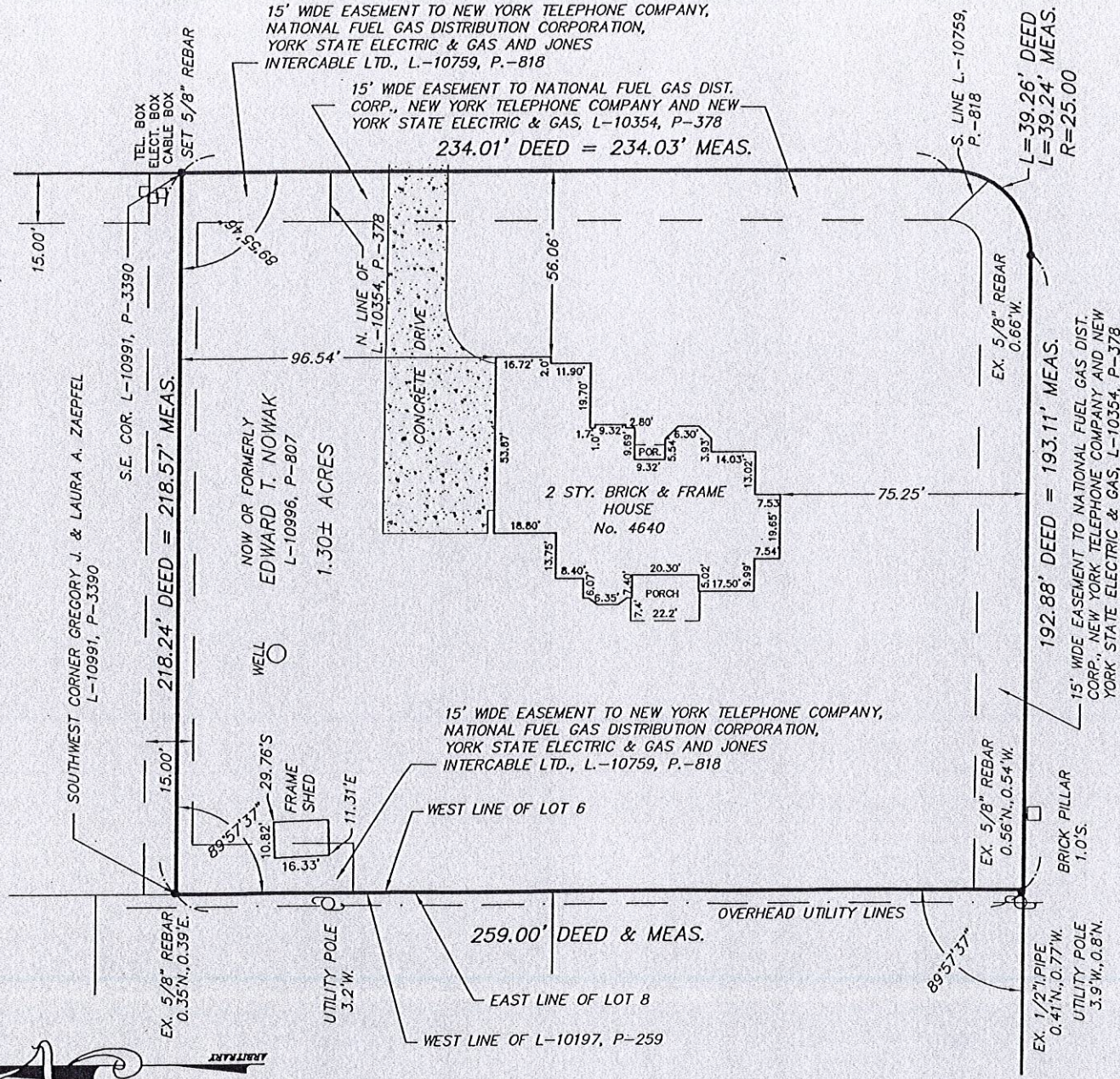
Sincerely



James E. Boy, RA

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

• SET OR EX. 5/8" REBAR



BITTERSWEET (60.0' WIDE) LANE

PREMISES MAY BE SUBJECT TO:

- 1) AN EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS CORPORATION L-5902, P-376, UNABLE TO PLOT.
- 2) AN EASEMENT GRANTED TO THE TOWN OF CLARENCE FOR STORM DRAINAGE, L-8330, P-261, UNABLE TO PLOT.

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[Signature]

SURVEY OF
PART OF LOT 6, SECTION 13, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE
6/29/15	RESURVEY
7/19/04	FOUNDATION LOCATION



GPI ENGINEERING & SURVEYING, LLP
ENGINEERING • SURVEYING • PLANNING
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

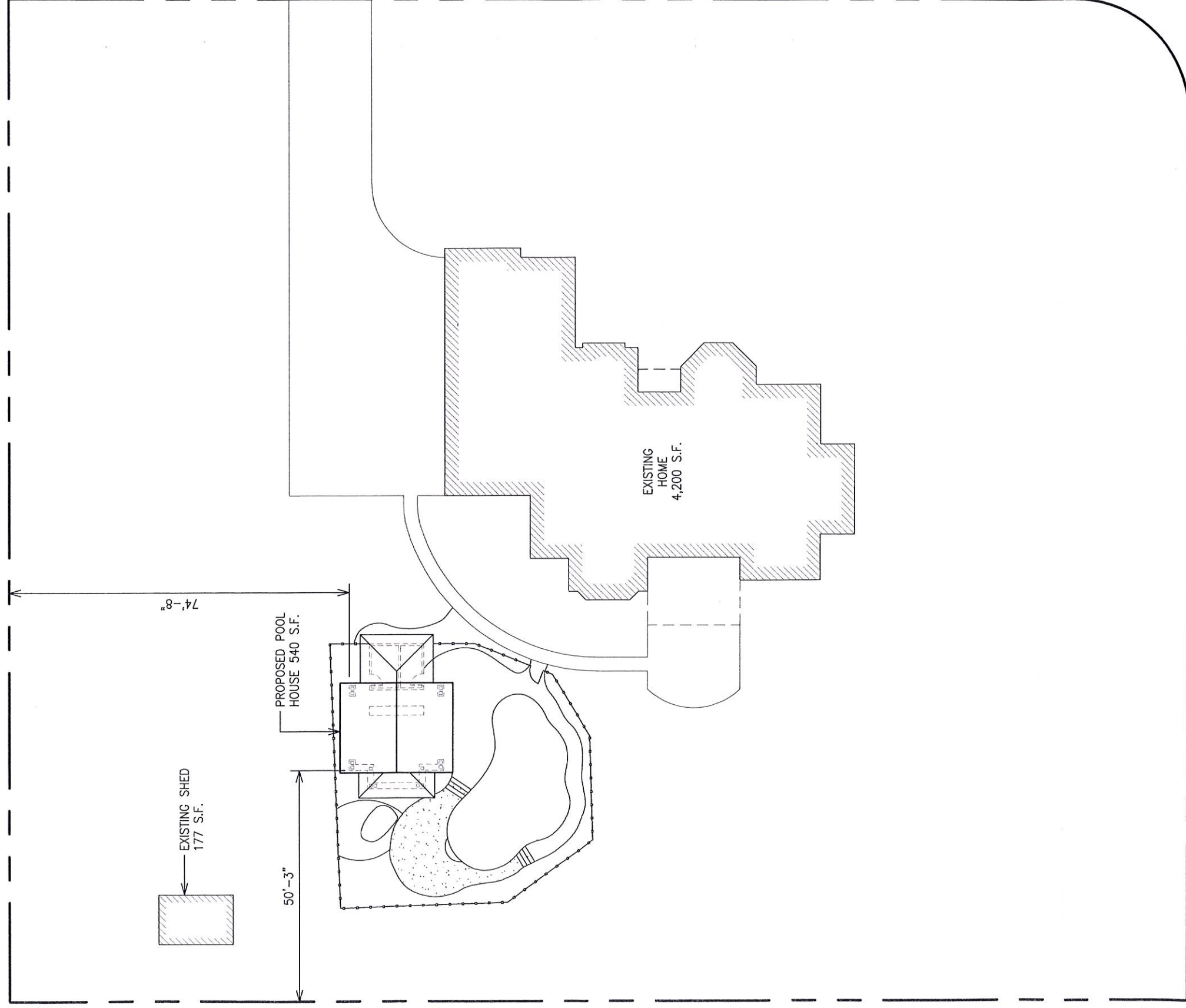
Job No. 3031

Date: JUNE 11, 2004

Scale 1" = 50'

SBL No. 70.14-3-24.11

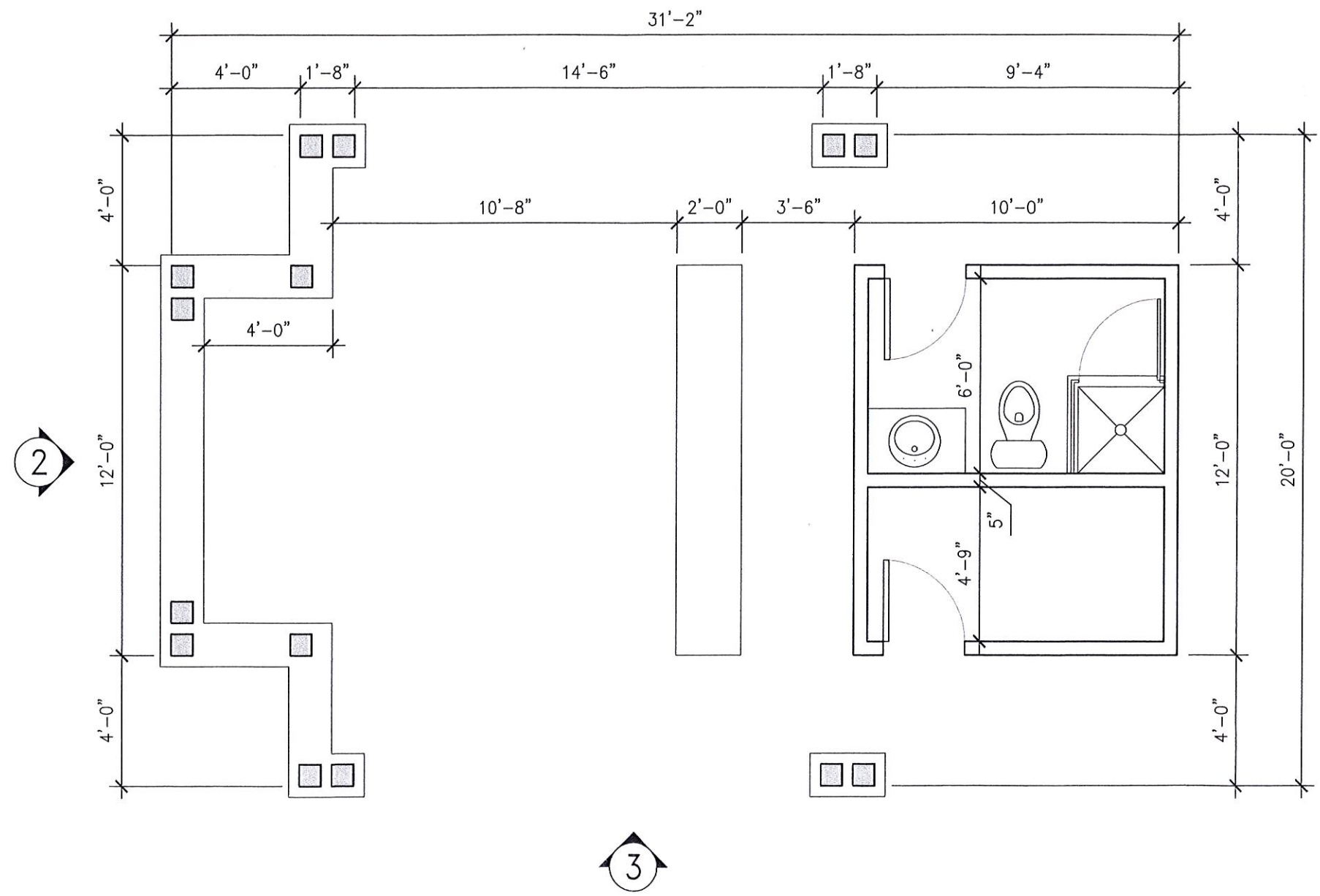
PROPOSED POOL HOUSE
4640 GREENBRIAR ROAD



1 PROPOSED POOL HOUSE
SCALE: N.T.S.

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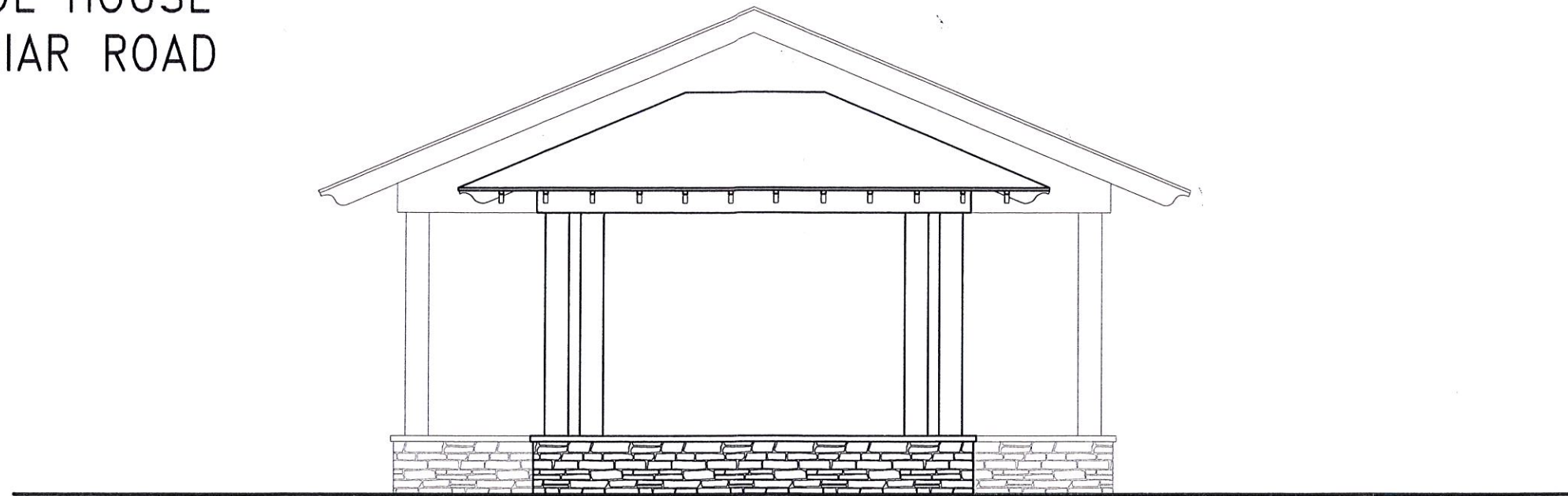
PROPOSED POOL HOUSE
4640 GREENBRIAR ROAD



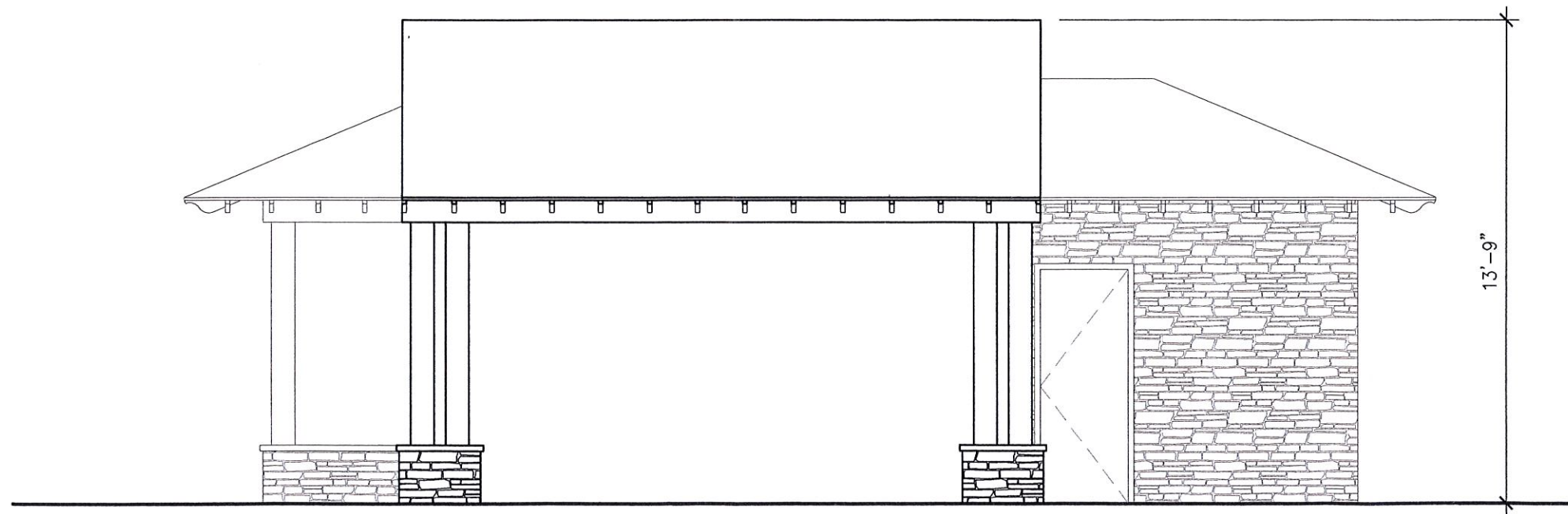
4 PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED POOL HOUSE
4640 GREENBRIAR ROAD



2 ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"

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